



September 12, 2019

The Honorable Peggy Huang, Chair
RHNA Subcommittee
Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700
Los Angeles, CA 90017

Re: Regional Housing Needs Assessment (RHNA) Methodology

Dear Ms. Huang:

We thank the opportunity to submit this letter and address the challenges and financial hurdles the City of Huntington Park is facing to fulfill the RHNA's goals from the previous cycle and now to address the concerns that this new draft RHNA Methodology for the region brings to our communities. Our City Council is extremely concerned with the impacts the draft Methodology will have on the City of Huntington Park.

The City of Huntington Park is a 3.003 square mile City located in the Southeast area of Los Angeles County. We are home to 60,000 plus residents within a very small geographical area. Of the 60,000 residents, 45 percent are first generation immigrants. The City of Huntington Park ranks 17th in the nation on the list of Cities with the highest density. As you would imagine, we face many challenges and constraints because of this high density. These challenges and constraints include, but are not limited to:

- Built out community;
- Increasing land values (\$357,500 median owner-occupied value);
- Limited land availability;
- Aging infrastructure (60-95 year old systems);
- Overcrowding (19.4 % overcrowded units and 20.5% severely overcrowded units);
- Lack of open space (0.7 park acres per 1,000 residents);
- Inadequate parking;
- Saturation of rental units (73% renter-occupied units);
- Absentee landlords;
- High demand for public transportation

Despite facing the challenges and constraints noted above, RHNA projects the need to construct 895 new affordable housing units in the City of Huntington Park by the year

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2021. As a result, we ask that the RHNA Subcommittee address the following in the draft Methodology for the 6th cycle:

- Adjust the methodology to recognize the following when projecting needs for future growth in Huntington Park:
 - Existing high density;
 - Open space deficits;
 - Environmental contamination;
 - Incompatible industrial uses;
 - Saturation of rental units
- Adjust the methodology to equally disperse very-low, low, and moderate-income units throughout the region in order to avoid over-concentration of poverty in Huntington Park.
- Adjust the methodology to assure that *all* jurisdictions in the region *actually* share the responsibility of housing production.
- Adjust the methodology to consider employment opportunities in addition to transit and population.

It is worth noting that Huntington Park has a rich history of supporting affordable housing development. The City has facilitated the development of eight residential developments and the acquisition/rehabilitation of six projects with long-term affordability covenants on all or some of the units. These projects include Concord Huntington Park, Seville Gardens, Casa Rita, Rugby Senior Apartments, Casa Bonita, Rita Court, Santa Fe Village, Casa Bella, Bissell Apartments, Bissell II, Bissell III, 6700 Middleton Street, 6822 Malabar Street, and Mosaic Gardens. These 14 projects provide a total of 557 affordable units. Without proper consideration, as noted above, the RHNA Methodology will continue to be unreasonable and unattainable for communities that have higher densities, access to public transportation, and have high percentage of their population of lower incomes.

As evident by the City's past development of affordable housing, the City continues to seek ways of improving the resident's quality of life; however, in reviewing the draft Methodologies, we have concerns with Methodology 1 and Methodology 2. Our community's goal is to provide quality housing that is suitable for our residents and does not further exacerbate the challenges we face. Again, we recognize the need to provide housing that is affordable, but utilizing Methodology 1 and 2 will generate a very high unreasonable RHNA number for the City of Huntington Park.

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The City of Huntington Park is committed to continuing to facilitate housing accommodations for all income levels. We ask that the RHNA methodologies utilized to calculate the City's share of affordable housing reflect our challenges and constraints.

We thank you for your consideration and if you have any questions, please feel free to contact me at (323) 584-6318 or via email at SInfanzon@hpca.gov

Sincerely,



Sergio Infanzon
Director of Community Development

cc: Huntington Park City Council
 Ricardo Reyes, City Manager
 Raul Alvarez, Assistant City Manager